

MINUTES
Housing Authority of the Town of Darien
September 28, 2010

A Special Meeting of the Commissioners of the Housing Authority of the Town of Darien was called to order at 6:30 p.m. on Tuesday, September 28, 2010 in Room 119 of the Darien Town Hall.

Present were: Commissioners: Jennifer Schwartz, Cynthia Ashburne, Jan Raymond, and Joe Warren; Executive Director, Kathryn Molgano. (Absent – Commissioner Kass Bruno)

Minutes from the Regular Meeting of July 27, 2010 were approved without objection.

Paid Bills Reports for MR36 and E187 for August and September 2010 were approved on a motion by Joe Warren.

On a motion by Joe Warren, the Commissioners voted unanimously to adopt Rule Concerning Possession of Firearms and Weapons on Housing Authority Property. This rule provides a more detailed description of “weapons” to the existing policy as contained in Section 9(18) of the lease agreement.

Executive Director’s Report: Kathryn Molgano reported the following:
Annual furnace cleanings for Allen-O’Neill houses have been completed by Sound Energy.
Fire Alarm Inspections scheduled for 20 AON and Old Town Hall Houses on October 13th.
Annual Home Inspections for AON and OTHH are scheduled during October. Commissioners may attend.

Jan Raymond’s report on completed and ongoing projects of the DHA during the term of the present commission will be presented at the October 26th meeting.

Redevelopment Update: Jennifer Schwartz reported:
CHFA announced in August the 4 projects that were awarded 9% LIHTC allocations for 2010. DHA was ranked #7 out of 15 applicants. DHA is optimistic that the AON project’s 2011 application will be most competitive based on the following: 1) CHFA did not forward-commit to 2011 in the 2010 round (as was the case in 2009); 2) CHFA’s point allocation criteria (QAP) will change for 2011; and 3) DHA will qualify for an additional point if the Town approves DHA’s request for tax abatement. The new QAP will be finalized in November and will be available on the CHFA website.

A formal request has been made to the Board of Selectmen to discuss and negotiate a tax abatement agreement for the AON project that waives taxes during construction and then phases into payment of full real estate taxes over a specified time period.

Jennifer Schwartz reported on information obtained from the New Canaan Housing Authority about their affordable housing project at Mill Pond (see attached Q&A).

On a motion by Joe Warren, the meeting was adjourned at 7:00 p.m.

Respectfully submitted,

Kathryn Y. Molgano
Executive Director

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HOUSING AUTHORITY OF THE TOWN OF DARIEN

RULE CONCERNING POSSESSION OF FIREARMS AND WEAPONS ON HOUSING AUTHORITY PROPERTY

The Housing Authority of the Town of Darien prohibits the use or possession of weapons on Housing Authority property. This rule is adopted for purposes of the safety of Housing Authority tenants, and tenants should expect that the rules stated herein will be enforced with this goal in mind. The only exception to this policy is firearms in the possession of persons who are licensed to possess guns and/or ammunition and are required to do so as part of their job.

For the purposes of this rule, “weapons” include (a) firearms, such as handguns, pistols, revolvers, shotguns, rifles, BB guns, pellet guns, machine guns, stun guns, tasers, electronic stun weapons, or assault weapons; (b) explosives, such as bombs, grenades, blasting caps, ammunition or other explosive or incendiary device; (c) other equipment, material and devices that in the manner they are used could ordinarily be used as a weapon, or are readily capable of causing serious bodily injury. The items described in subsection (c) include, but are not limited to knives (except small personal pocket knives with folding blades that are less than 3 inches long), machetes, swords, daggers, stiletto, tear gas, chemical substances, brass knuckles, clubs or chains.

The possession or use of any of the prohibited weapons listed above by any tenant or authorized resident as expressly outlined in Section 2 of the tenant or authorized resident’s Dwelling Lease, or any visitor/guest of the resident, is a material violation of the lease and gives the Darien Housing Authority the right to immediately terminate the lease with the required thirty day notice.

Adopted September ____, 2010 and delivered to all Housing Authority tenants.

**New Canaan Housing Authority
Mill Pond Apartments
9/15/10**

In an effort to identify comparables of affordable housing projects and how they are funded, the DHA contacted the New Canaan Housing Authority, and spoke with Executive Director Chuck Bermann.

From: Jenny Schwartz [<mailto:jennys410@aol.com>] **Sent:** Wednesday, September 15, 2010 6:02 PM **To:** Chuck Berman **Cc:** shobbs@hobbsinc.com **Subject:** Darien Housing Authority

Hi Chuck,

Thank you for helping me out. As you recall, I am the Chairman of the Darien Housing Authority, and our Allen O'Neill project is alive and treading water until next 9% LIHTC funding round. I am trying to get some information on comparable projects, which as you know, no two projects are really alike. I understand that you are proceeding nicely with your 40-unit project that we had spoken about last fall. Can you confirm the following sources and uses?

1. How much equity did the Town of New Canaan contribute, in the form of fees from building permits?

[Scott would know better about permit costs. I believe the Town rebates them to us.](#)

2. Does the project pay any property taxes, or is there full abatement?

[Full abatement](#)

3. What was the total project cost?

[About \\$8m excluding any land cost but it does include a fee of \\$750,000 to ourselves.](#)

4. How much was derived from the sale of 4% LIHTCs (and what was the price you got for them)?

[About 72 cents on the dollar paid upfront. Approximately \\$2m in total](#)

5. How much was the tax-exempt loan from the Bank?

\$4m

And is that loan solely secured by rents or did the Town commit any kind of general fund pledge or moral obligation?

Secured solely by rents

6. How much came from DECD?

About \$2m in a 40 yr note accruing at 1%

I remember that you were at 20 units per acre, is that correct?

Yes

When is the project expected to be completed, and when do you take names for occupancy?

The development will be completed by mid November. We started in mid March. 13 units are already occupied and we started taking applications a week ago.

Also, Mr. Bermann confirmed over the phone that the Town of New Canaan contributed approximately \$650,000 in equity, which was funded from the Town's affordable housing fund. This affordable housing fund is funded by a percentage of building permit fees, approximately 1%.